



First Mid

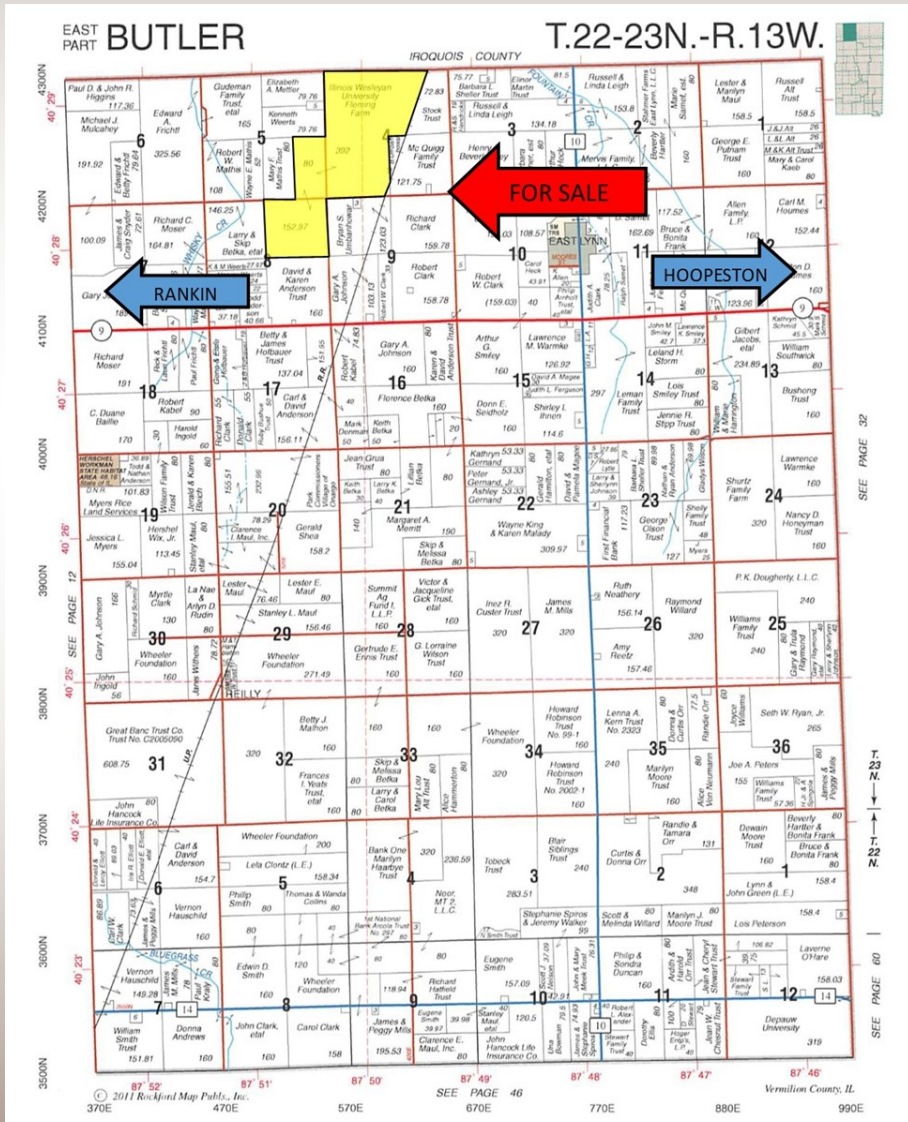
AG SERVICES

Vermilion County
Farmland
For Sale!

624.97+/- Acres

The Fleming Farm

This productive prairie soils farm is located
3.5 miles northeast of Rankin, IL or
8.0 miles west of Hoopston, IL.



- Large, contiguous tract in Eastern Illinois
- Includes nice machinery shed & two grain bins
- Consistent soybean producer
- High percentage tillable
- Bryce/Swygert soils
- 39 miles northeast of Champaign-Urbana

For More Information Contact:

Chad Hoke, Broker
(309) 665-0960
E-mail: choke@firstmid.com

Kevin Meiss, Broker
(309) 665-0056
E-mail: kmeiss@firstmid.com

David Klein, ALC, Managing Broker
Managing Broker
(800) 532-5263 or
(309) 665-0961
E-mail: dklein@firstmid.com

First Mid Ag Services
6 Heartland Drive, Suite A
Bloomington, IL 61704

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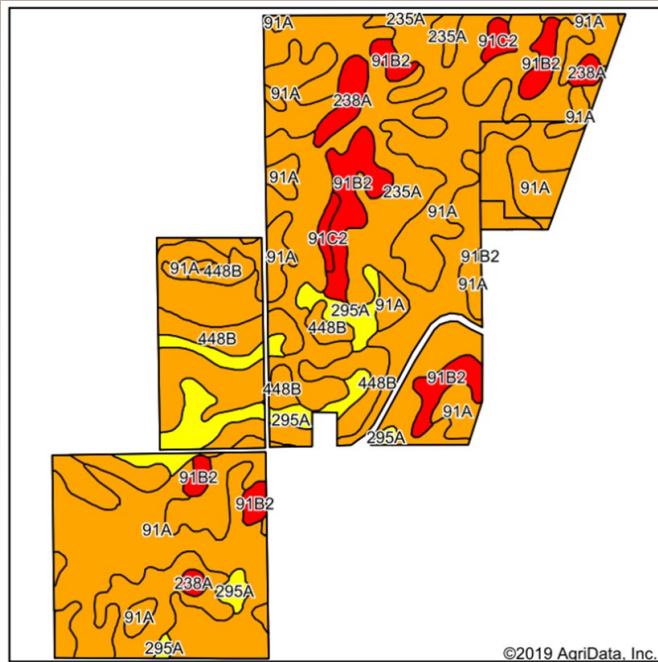


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624.97+/- Acres
Farmland
Vermilion County, IL

Soil Map



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Aerial & Soils data provided by AgriData, Inc. Lines drawn are estimates.

Soils Legend:

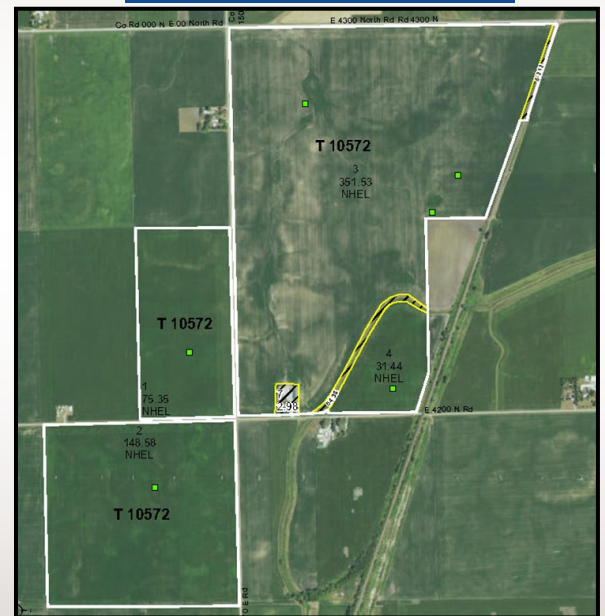
- 235A - Bryce silty clay
- 91A - Swygert silty clay loam
- 448B - Mona silt loam
- 91B2 - Swygert silty clay loam
- 295A - Mokena silt loam
- 238A - Rantoul silty clay
- 91C2 - Swygert silty clay loam

Weighted Soil PI: 119.

Yield History

Year	Corn (bu/acre)	Soybeans (bu/acre)
2014	200.8	53.5
2015	149.4	47.1
2016	214.6	55.9
2017	197.6	55.5
2018	181.5	49.6
2019	118.3	40.2
Average:	177.0	50.3

Aerial Photo



Real Estate Tax Information

Parcel #	Total Tax Acres	2019 Farmland Assessment	2019 Building Assessment	2019 Tax Rate	2019 Taxes Paid in 2020
02-04-100-002	233.54	\$61,510	-	9.04376%	\$3,641.56
02-04-300-001	158.46	\$41,632	\$16,667	9.04376%	\$5,562.82
02-08-200-001	152.97	\$40,266	-	9.04376%	\$5,272.42
02-05-400-002	80.0	\$22,013	-	9.04376%	\$1,990.80

General Terms:

Listing Price: \$5,312,245.00. Buyer will enter into a contract with 10% down payment with the balance due within 30 days of contract signing. A title policy in the amount of the sale price will be furnished to the Buyer. Seller will grant landowner possession at closing, subject to existing crop share lease with Eisenmann Farms, Inc - Dean Eisenmann. The Seller will retain the owner's share of the 2020 crop and government payments. The Seller will pay the owner's share of the 2020 crop expenses. 2019 real estate taxes payable in 2020 are paid by the Seller. 2020 real estate taxes due in 2021 will be paid by the Seller via a credit at closing based on the most recent real estate tax information available. All mineral rights owned by the Seller will be conveyed. For more information, request a full brochure from Broker, Chad Hoke at our Bloomington, Illinois office at 309-665-0960 or see www.firstmidag.com.